RNI No. MAHBIL /2009/37831

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

वर्ष १२, अंक ७५] बुधवार, मे २०, २०२६/वैशाख ३०, शके १९४८ [पृष्ठे ३, किंमत : रुपये ९.००

असाधारण क्रमांक २५७

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांन्वये तयार केलेले
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

REVENUE AND FOREST DEPARTMENT

Mantralaya, Mumbai 400 032, dated 20th May 2026.

NOTIFICATION

THE MAHARASHTRA TENANCY AND AGRICULTURAL LANDS ACT, 1948.

No.TNC-2025/C.R.100/J-1.— Whereas, Treis City Private Limited has preferred an application to the State Government for notifying the lands mentioned in the *schedule* appended hereto (hereinafter referred to as "the said area") under the clause (*b*) of sub-section (*1*) of section 88 of The Maharashtra Tenancy and Agricultural Lands Act, 1948 (Bom LXVII of 1948) as being reserved for permissible non-agricultural development.

And Whereas, the Government of Maharashtra considers it expedient to specify the said area as being reserved for permissible non-agricultural development under clause (*b*) of sub-section (*1*) of section 88 of the said Act.

And whereas the lands mentioned in schedules are included within the G-1 zone in the development plan prepared by the Mumbai Metro Region Development Authority and whereas non-agricultural activity is permitted only in G-1 zone *vide* rule G-11 (xvii) of the UDCPR-2024.

Now, therefore, in exercise of the powers conferred by clause (*b*) of sub-section (*1*) of section 88 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 (Bom LXVII of 1948) and of all other powers enabling it on that behalf, the Government of Maharashtra hereby specifies the said area as being reserved for permissible non-agricultural use according to the applicable Development Control Regulations (D.C.R.), prepared under the Maharashtra Regional and Town planning Act, 1966 (Mah.XXXVII of 1966), subject to the following terms and conditions, namely :-

1. The land holder shall use the said land invariably only for intended development for Ancillary service industry purposes permissible under prevailing statutory provisions by respective planning authorities / competent authorities.

2. The land holder shall pay the unearned income/Nazarana to the Government as per the tenure of land, if applicable. The land holder shall pay the unearned income since lands shall be used for the non-agricultural purpose according to the applicable Development Control Regulations. The Collector, Thane shall verify the same as per the land record.

3. The applicant shall be responsible if any dispute arises in respect of the ownership of the land purchased by them. The applicant shall be responsible for ascertaining and confirming the status of purchased land.

4. The land holder shall obtain all the requisite permissions from the appropriate authorities under all the relevant Acts applicable to the lands included in the *schedule* appended hereto.

5. The land holder shall obtain all necessary prior permissions under the relevant Forest Laws and Environmental Laws from the competent authorities in respect of the land included in the *schedule* hereto.

6. If it comes to notice that there is violation of the Maharashtra Agricultural Lands (Ceiling of Holdings) Act, 1961, the Maharashtra Tenancy and Agricultural Lands Act, 1948, the Maharashtra Prevention of Fragmentation and Consolidation of holdings Act, 1947, Environment (Protection) Act, 1986, Indian Forest Act, 1927, Forest (Conservation)Act, 1980 and such other land related laws, the Collector, Thane shall immediately take necessary action in that regard.

7. The terms and conditions mentioned above and also those laid down by the Collector, Thane shall be binding on the applicant companies.

8. If any land in the area specified in the Schedule belongs to a person belonging to the Scheduled Tribes, necessary prior permission of the Collector or the State Government, as the case may be, shall be obtained trust under the provisions of section 36 & 36A of The Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) before purchasing such land.

Schedule

Village Vafale, Taluka Bhiwandi, District Thane

Sr. No.	District	Taluka	Village	Survey No.	Area in H.R.
1	2	3	4	5	6
1	Thane	Bhiwandi	Vafale	2/2	0.5600
2	Thane	Bhiwandi	Vafale	8/5	0.1010
3	Thane	Bhiwandi	Vafale	8/6/B	0.2540
4	Thane	Bhiwandi	Vafale	2/9/B/1	0.3206
5	Thane	Bhiwandi	Vafale	5/1/A	0.0710
6	Thane	Bhiwandi	Vafale	2/9/B/2	1.0700
7	Thane	Bhiwandi	Vafale	54/2/C	0.0400
8	Thane	Bhiwandi	Vafale	56/1/A/2	0.0510
9	Thane	Bhiwandi	Vafale	56/1/4	0.0480
10	Thane	Bhiwandi	Vafale	58/13	0.0300
11	Thane	Bhiwandi	Vafale	2/3/A	1.0500
12	Thane	Bhiwandi	Vafale	2/7	0.3400
13	Thane	Bhiwandi	Vafale	5/1/E	0.5620
14	Thane	Bhiwandi	Vafale	58/2	0.3760
15	Thane	Bhiwandi	Vafale	56/1/3	0.4640
16	Thane	Bhiwandi	Vafale	53/3	0.0250
17	Thane	Bhiwandi	Vafale	52/14	0.1700
18	Thane	Bhiwandi	Vafale	58/16	0.1140

Sr. No.	District	Taluka	Village	Survey No.	Area in H.R.
1	2	3	4	5	6
19	Thane	Bhiwandi	Vafale	52/22/A	0.2100
20	Thane	Bhiwandi	Vafale	52/23	0.0800
21	Thane	Bhiwandi	Vafale	8/1	0.2640
22	Thane	Bhiwandi	Vafale	53/5	0.0230
23	Thane	Bhiwandi	Vafale	54/2/A	0.1130
24	Thane	Bhiwandi	Vafale	58/6	0.0530
25	Thane	Bhiwandi	Vafale	2/5	0.1400
26	Thane	Bhiwandi	Vafale	1/2	0.1140
27	Thane	Bhiwandi	Vafale	1/5	0.2379
28	Thane	Bhiwandi	Vafale	2/6	0.5400
29	Thane	Bhiwandi	Vafale	2/4	0.1400
30	Thane	Bhiwandi	Vafale	52/13	0.4200
31	Thane	Bhiwandi	Vafale	1/8/A	0.2000
32	Thane	Bhiwandi	Vafale	52/7	0.1200
33	Thane	Bhiwandi	Vafale	56/1/A/1	0.2180
34	Thane	Bhiwandi	Vafale	4	0.0680
35	Thane	Bhiwandi	Vafale	2/12	0.5620
36	Thane	Bhiwandi	Vafale	2/13	0.0950
37	Thane	Bhiwandi	Vafale	5/2	0.0100
38	Thane	Bhiwandi	Vafale	5/3	0.0100
39	Thane	Bhiwandi	Vafale	7/3	0.0180
40	Thane	Bhiwandi	Vafale	2/9/D	0.5200
41	Thane	Bhiwandi	Vafale	8/2	0.0250
42	Thane	Bhiwandi	Vafale	50/1	0.3800
43	Thane	Bhiwandi	Vafale	49/1/3/C	0.5880
44	Thane	Bhiwandi	Vafale	1/6	0.0712
45	Thane	Bhiwandi	Vafale	1/7	0.0179
46	Thane	Bhiwandi	Vafale	1/3	0.0133
47	Thane	Bhiwandi	Vafale	2/15	0.4200
48	Thane	Bhiwandi	Vafale	2/16	0.5300
49	Thane	Bhiwandi	Vafale	8/4	0.3810
50	Thane	Bhiwandi	Vafale	52/3/A	2.0290
			Total Area		**14.25.79**

By order and in the name of Governor of Maharashtra,

SANJAY DHARURKAR,
Deputy Secretary to Government.

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